

SECTION 1

Future Land Use Element

GOALS, OBJECTIVES, and POLICIES

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## INTRODUCTION

The City of Deltona Future Land Use Element establishes a Future Land Use Map and related planning directives needed to implement appropriate land use allocation through the 20 year planning horizon (ending 2025). The Future Land Use Element is also intended to further the following City vision statement:

*Deltona is a premiere City that takes pride in our neighborhoods and embraces the diversity of our residents. The caring community provides a high quality of life where the people live, work and play in a safe and secure environment. With an appreciation for our history, and our location along the St. John's River, we ensure a sustainable future through the careful stewardship of our resources.*

The Future Land Use Element achieves this vision by establishing goals, objectives, and policies that support the City's economic development efforts, sense of community, and quality of life. As a result, the element ensures that Deltona's land use practices and development efforts accomplish the following objectives:

- Maintain vital natural functions in conjunction with the availability of public facilities and services to support development at an appropriate level of service.
- Discourages urban sprawl and provides for the full-range of uses and services in walkable, integrated, and design-unified environments.
- Provides for the existing and future needs at an appropriate level of service, for transportation, potable water, and wastewater facilities and other public facilities and services in a fiscally responsible manner.
- Reflects and respects the inherent capabilities and limitations of the existing natural features of the land.
- Protects natural, archaeological, and historic resources from any adverse development impacts.
- Provides for and encourages innovative development design, including but not limited to architectural standards and the conservation of open space and natural resources.
- Allocates appropriately for current and future populations, maximizes land use compatibility and supports future development by making a variety of land uses available.
- Provides a balance of needed land uses to maintain and increase the functionality of the City.

- Ensures compatibility between existing and future land uses.
- Manages traffic congestion to promote a mixture of land uses.

The maintenance of internal consistency among all Elements of the Comprehensive Plan shall be a prime consideration in evaluating all requests for amendment to any Element of the Plan.

## **FUTURE LAND USE MAP**

The City Future Land Use categories are graphically represented on the City Future Land Use Map. The City Future Land Use Map coverage is automated as a Geographic Information System (GIS) geo-data base. As a printed copy, the preferred scale of the City Future Land Use Map is 1" = 1320'. More detailed graphic depictions of the Future Land Use coverage can be used by the City utilizing the GIS geo-data base. However, notwithstanding the detail afforded by the City GIS system, the Future Land Use Coverage is somewhat generalized. The generalized nature of the Future Land Use Map coverage is addressed within the Future Land Use Element by the establishment of criteria and provisions to facilitate possible and limited administrative adjustment of Future Land Use boundaries.

## **FUTURE LAND USE CATEGORIES**

The City Future Land Use nomenclature consists of 12 Future Land Use designations. The designations are intended to recognize existing land use patterns within the City while facilitating a more diverse, economically appropriate, and ecologically sound mixture of land uses to serve City residents.

Each land use category is associated with a density or intensity. Residential land uses are expressed in the terms of the number of dwelling units per acre. Non-residential use intensities are determined utilizing a floor area ratio (FAR).

Density and intensity ranges and limitations represent gross figures. For the purposes of calculating the gross density the following land cover types are not considered eligible to be counted: artificial and natural water bodies, watercourses, communication facility sites, utility sites, easements and rights-of-way that extend through the border of a project boundary (existing power line easements, County, City, State or Federal roads, etc.) local and non-local parks and nature preserves. In addition, any land that has been credited for other development, previously dedicated road rights-of-way, and already developed parcels, whether underdeveloped or not may not be counted for the purposes of determining gross density/intensity.

The exact density and intensity will be implemented through local zoning ordinance acts of the City utilizing various compatibility, environmental and infrastructure parameters.

## LAND USE DESCRIPTIONS

**Low Density Residential (LDR): 0 – 6 units per acre.** The LDR category is primarily a single-family, detached dwelling, individual lot oriented residential category. Lot sizes may range from parcels featuring multiple acres to much smaller offerings in the 7,000 square foot range. However, cluster subdivisions that feature townhomes, zero lot line developments and detached dwellings on smaller lots may be allowed if the overall density of 0-6 units per acre is not exceeded. The LDR is first and foremost a residential category but may allow commercial uses at the neighborhood convenience level, including office. Any commercial type proposal needs to be compatible with the residential character of the surrounding area, be sized to serve only the adjacent neighborhood and not generate traffic. In addition, commercial uses need to be consistent and in compliance with the Land Use Location and Design Criteria and other provisions of the Comprehensive Plan.

**Medium Density Residential (MDR): 6.1 to 12 units per acre.** The purpose and intent of the MDR is to facilitate a range of housing types and options including single family dwellings on small individual lots, townhouses and low and mid-rise multi-family formats. Cluster type subdivisions are allowed as long as the MDR density range is not exceeded. While residential is the primary use, commercial uses may be allowed at the neighborhood convenience scale. Commercial uses should be compatible with the neighborhood by not generating traffic, and being scaled appropriately to serve only the immediate neighborhood. Commercial uses need to be consistent and in compliance with the Land Use Location Standards and other provisions of the Comprehensive Plan. The MDR category shall be served by adequate infrastructure including central water and sewer service.

**High Density Residential (HDR): 12.1 to 20 units per acre.** The HDR facilitates high density residential development. Development types include intensive multi-family dwellings. This category should be served by adequate infrastructure including transportation, mass transit and central water and sewer. The HDR category would be appropriate for land near schools or employment centers.

**Urban Infill Residential (UIR): 6 to 9.9 units per acre.** The purpose and intent of the UIR category is to provide for a wider range of residential density options on smaller parcels (typically 10 acres or less) situated within either planned or existing urban areas. Residential development within the UIR may include single family dwellings on individual lots, zero-lot line projects, townhomes or low-rise multi-family formats.

**Commercial (C): Max FAR - 0.55.** The Commercial category allows a wide range of retail and service oriented commercial uses including big box, mall, shopping center, restaurant, and other self contained or clustered business uses. Heavy commercial type uses, such as storage and major repair activities may be allowed if compatible with the surrounding area. Commercial uses shall be subject to strict design and compatibility standards. As part of design, access should be managed and if appropriate limited to minimize traffic impacts on City roads or provide

appropriate transportation mitigation measures. Commercial uses should be clustered around arterial road intersections as to discourage linear, one store deep strip development patterns. However, in some cases limited strip commercial development patterns may be allowed if they are associated with existing commercial areas and do not result in unacceptable levels of traffic. Uses proposed within the Commercial category shall be consistent with the Land Use Location standards.

**Office/Retail/Service (ORS): Max FAR - 0.35.** The purpose of the ORS category is to foster stand alone and small scale office, retail and service type uses. The ORS is intended to be distinguished from the Commercial designation by facilitating only smaller less intensive business uses. However, uses within the ORS will be subject to strict design standards to enhance community aesthetics and compatibility with other uses. In addition, access should be managed in a manner that minimizes traffic impact on roads within the City. Strip commercial development patterns are intended to be discouraged. Therefore, the ORS should be located at non-local road intersections. The application of the ORS shall be consistent with the Land Use Location Guidelines.

**Industrial (I): Max FAR-1.0.** The Industrial designation allows a wide range of light manufacturing and distribution type uses. Light industrial uses may be allowed along with research facilities, and distribution centers. Industrial areas should be located in areas that have a full range of transportation and utility services. In addition, the location of industrial uses should be in close proximity to a suitable labor force.

**Recreational (R): Max FAR – 0.10.** The Recreational land use allows recreational uses such as sports fields, trails, playgrounds, tot lots, etc. Park facilities will typically be publicly owned and operated by the City.

**Conservation (CN): Max FAR-0.10.** The Conservation category recognizes land that has been set aside with the primary goal being natural resource preservation. Land designated as Conservation should be in public ownership. However, land that is designated as Conservation can be in private ownership at the owner's request. Private land designated as Conservation should be encumbered by a conservation easement or similar instrument. Development in the Conservation category should be low intensity and resource based. Passive development activities such as nature trails, interpretive activities and structures, limited recreation (fishing, etc) and other resource based uses would be allowed. Infrastructure intended to support development activities such as stormwater retention management, roads, utilities, etc. should be directed from Conservation designated land. However, stormwater retention may be allowed where retention activities are designed to mimic natural systems and to facilitate innovative, advanced treatment of stormwater, including water segregation. No more than 5% of upland acreage of a Conservation designated area may be used for stormwater management purposes. Wetlands shall not be impacted.

**Agriculture (A): One unit per 5 acres.** The Agricultural designation allows a wide range of agricultural and silvicultural type uses that are consistent with applicable State and Federal

prescribed best management practices. The Agriculture category is intended to be an interim land use. There is an assumption that eventually the land will be developed at an urban capacity at the time there is a demonstrated need determined through population projections, infrastructure availability and other related analysis.

**Public/Semi-Public (P): Max FAR 1.0.** The P category is intended to recognize a wide range of public and publically regulated uses. Such uses include water and sewage treatment plants, schools, power generation facilities, governmental centers, municipal staging and maintenance yards, fire and police stations, etc. Public/Semi Public land may be used for public/private ventures and partnerships including research parks, light industrial, etc.

**Mixed Use (MU): Minimum parcel size: one (1) acre.** The intent of the of the *Mixed Use* Land Use category is to encourage and promote a well-planned and flexible mix of land uses in proximity to each other with the intent of capturing internal trips, fostering multi-modal transportation, and reducing the cost of public infrastructure. Development associated with the Mixed Use designation is anticipated to reduce vehicle miles of travel and promote energy efficient land use patterns. Mixed use development also allows for and can act as a land use transition. This land use designation allows for any combination of two or more of the following uses; commercial, office, institutional, public, and multifamily residential. In order to realize the MU category entitlements, there needs to be enough land through assemblage or other mechanisms to create a fully functional and compatible development pattern that features adequate parking, stormwater, setbacks, etc. Parcels that contain only frontage on local roads shall not be eligible for commercial type uses, with the exception of office. In addition, development within the Mixed Use category should be served by central water and sewer. However, based on the unique character of mixed used development patterns, projects will need to be reviewed and analyzed on a case by case basis. Therefore, development that takes advantage of the MU entitlements will need to be processed and reviewed through the PUD zoning process and indicated on a site plan. With the intent of not creating non-conforming uses, single family dwellings may continue to be allowed within the MU area and can be permitted consistent with existing zoning.

Land Uses	Minimum Percentage	Maximum Percentage	Maximum Density/Intensity
Residential	20	80	5-9.9 units per Acre
Commercial, Office, Residential, Civic, Institutional	20	80	.50 FAR

To implement the MU category, each unified development proposal shall result in a mixture of uses as part of a unified development that is consistent with the above development matrix. It is



not the intent that uses, proposed or occurring on adjacent property not part of a unified development proposal be used to establish a mixture of uses.

### **GOAL FLU1**

Ensure that future growth is timed and located to maximize efficient and cost effective use of public infrastructure.

9J-5.006(3)(a)

### **OBJECTIVE FLU1-1**

Consistent with Section 163.3202(1) growth management criteria will be established to maintain vital natural functions in conjunction with the availability of public facilities and services to support that development at an appropriate level of service.

9J-5.006(3)(b)(1)

### **Policy FLU1-1.1**

Development consistent with the Future Land Use Map shall not occur until services and facilities have been determined to be available concurrent with the impacts of the proposed development.

9J-5.006(3)(c)(1,3,6)

### **Policy FLU1-1.2**

The City of Deltona shall utilize land development regulations that contain specific and detailed provisions required to implement the Comprehensive Plan and which:

- a. Provide a balance of residential and non-residential land uses that offer opportunities to live, work and play within the City boundaries particularly in compact mixed-use developments;
- b. Regulate the subdivision of land;
- c. Regulate the use of land and water bodies consistent with this Element and ensure the compatibility of adjacent land uses;
- d. Provide for open space;
- e. Protect natural resource areas;
- f. Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
- g. Protect potable water well fields and aquifer recharge areas;
- h. Regulate signage;
- i. Ensure safe and convenient traffic flow on and off site and vehicle parking needs;
- j. Provide that development orders and permits issued shall not result in a reduction below the level of services standards adopted in this Comprehensive Plan;
- k. Provide for the transfer of development rights;
- l. Contain performance standards for protecting archaeological or historically significant properties or areas;

- m. Protect against adverse impacts to wildlife and their habitats.
  - n. Appropriately manage aesthetics and design, i.e. streetscape, building design, etc.
  - o. Promote an energy efficient urban development form intended to reduce greenhouse gas emissions both locally and regionally.
- 9J-5.006(3)(c)(1,2,3,4,5,6,7,8)

**Policy FLU1-1.3**

Extension of central sewer into non-urban areas must be consistent with Policies of the infrastructure element.

**Policy FLU1-1.4**

When the City of Deltona enters into development agreements with owner/developers to commemorate and clarify conditions of development approval, the Director of Planning and Development Services may make interpretations. Interpretations need to be consistent with this plan; however the Director may seek direction from the City Commission on any topic as deemed appropriate. An applicant may seek an appeal in writing from the City Commission concerning a determination from the Director of Planning and Development Services.

**Policy FLU1-1.5**

Densities or intensified new development shall not exceed the capacity of the existing transportation system or the capacity of improvements as programmed in the Transportation and Capital Improvements elements unless the City proceeds with implementing a transportation concurrency exception area (TCEA).

9J-5.006(3)(c)(3,4,7)

**Policy FLU1-1.6**

All neighborhood, community and regional shopping centers shall include bicycle parking areas, and where appropriate, bus cut outs or shelters to encourage alternative transportation modes.

9J-5.006(3)(c)(4)

**Policy FLU1-1.7**

Non-residential centers should be served, when available, by mass transportation routes and designed to accommodate mass transit riders, vehicles and amenities.

9J-5.006(3)(c)(4)

**Policy FLU1-1.8**

Sites for development shall be accessible to the following essential public facilities and services at the levels of service adopted in this Comprehensive Plan: fire services, transportation, potable water, an appropriate wastewater treatment facility, solid waste and stormwater management.

9J-5.006(3)(c)(3)

**Policy FLU1-1.9**

The City of Deltona will coordinate with the 2010 SJRWMD Water Supply Plan and amendments thereto with regard to the provision of potable water resources. 9J-5.006(3)(c)(3)

**Policy FLU1-1.10**

The City of Deltona Future Land Use Element shall be coordinated with the Transportation Element to ensure the capacity necessary to support proposed land use development. 9J-5.006(3)(c)(1,2,4&5)

**Policy FLU1-1.11**

The following public facilities and services shall be available for new development in all areas: roadways, solid waste collection, stormwater management, fire and police protection, emergency medical services, potable water, sanitary sewer service, and public schools as defined in the Public School Facilities Element. 9J-5.006(3)(c)(4)

**Policy FLU1-1.12**

Low Density Residential areas are required to have central potable water and sanitary sewer systems, consistent with the Infrastructure and Capital Improvement Elements. Where consistent with the Comprehensive Plan, septic systems may be utilized until central services are available. Lot sizes 2.5 acres or larger in size may utilize individual water and septic systems. 9J-5.006(3)(c)(4)

**Policy FLU1-1.13**

The provision of water and sewer to existing lots (as authorized by the City of Deltona Land Development Regulations) is provided for in the Infrastructure Element. 9J-5.006(3)(c)(4)

**Policy FLU1-1.14**

The City of Deltona shall continue to coordinate with Volusia County to plan and implement appropriate land uses for the area locally known as “Osteen” as indicated on the Joint Planning Area boundary map which is figure 1-6 of the Future Land Use Map Series. The City of Deltona has entered into a Joint Planning Agreement with Volusia County, the goal of which is to proactively plan for the future development character of the area and estimate the needs for public services. The Agreement also addresses strategies to maximize the direction of traffic away from SR 415 through a mix of compatible residential and non-residential land uses and through land use design to accommodate alternative modes of transportation including bus, bicycle, and pedestrian opportunities.

**Policy FLU1-1.15**

The City of Deltona shall continue to coordinate with the Florida Department of Transportation and the Metropolitan Planning Organization regarding the SR 415 road widening project.

**Policy FLU1-1.16**

The City shall continue to coordinate the allocation of future land use entitlements with the availability of existing and permitted water resources.

**OBJECTIVE FLU1-2**

The City shall encourage compact, mixed-use developments in appropriate locations in order to discourage urban sprawl, facilitate energy efficiency and provide the full-range of uses and services in walkable, vertically and horizontally-integrated, design-unified environments.

9J-5.006(3)(b)(8)

**Policy FLU1-2.1**

The City of Deltona shall establish and require level of service standards as set in the Transportation, Infrastructure, Capital Improvements, and Public School Facilities Elements.

9J-5.006(3)(c)(4)

**Policy FLU1-2.2**

Development orders cannot be issued unless the services are provided at the adopted level of service consistent with the concurrency provisions.

9J-5.006(3)(c)(4)

**Policy FLU1-2.3**

In order to direct growth and development away from valuable natural resources, the City shall utilize development bonuses, incentives, and other methods as deemed appropriate (i.e. transfer of development rights) to promote infill development and redevelopment projects.

9J-5.006(3)(c)(1,2,6)

**Policy FLU1-2.4**

The City shall expand commercial, industrial, and mixed-use developments in appropriate locations in order to discourage sprawl and to promote energy efficient development patterns. .

**Policy FLU1-2.5**

The City shall seek opportunities to provide for multi-family or other higher density residential uses, in appropriate locations such as near commercial nodes and employment centers, in order to effectuate lower VMT and reduce the consumption of land to meet existing and projected housing needs.

**OBJECTIVE FLU1-3**

The City of Deltona shall provide for the existing and future needs for transportation, potable water, and wastewater facilities and other public facilities and services, consistent with the Capital Improvements Element and the policies and criteria of this Comprehensive Plan.

9J-5.006(3)(b)(1)

**Policy FLU1-3.1**

The City of Deltona shall require sufficient setbacks and buffers, with appropriate screening, for residential development adjacent to future collector and arterial roadways to minimize the impacts resulting from future transportation improvements.

9J-5.006(3)(c)(2,4)

**Policy FLU1-3.2**

The City of Deltona shall acquire or require sufficient right-of-way (R.O.W.) to facilitate new roadway construction or improvements. In addition, R.O.W. shall be of sufficient width to provide for utility lines and other appropriate infrastructure.

9J-5.006(3)(c)(4).

**Policy FLU1-3.3**

Public facilities and utilities shall be located and developed to:

- a. maximize the efficiency of services provided;
- b. maximize cost effectiveness;
- c. minimize their impacts on the natural environment; and
- d. provide the designated level of service;
- e. be LEED certified consistent with City regulations.

9J-5.006(3)(c)(1,2,3,4,6&7)

**Policy FLU1-3.4**

Developers shall assess their needs for essential services (electric, gas, etc.) and seek confirmation of future availability from appropriate utility suppliers. Confirmation should be provided by the utility during the planning stages of development, prior to the issuance of a development order.

9J-5.006(3)(c)(3)

**Policy FLU1-3.5**

The City of Deltona shall acquire or dedicate adequate lands for parks and recreation to meet the City's existing and future recreational needs, as identified in the Recreation and Open Space Element of this Comprehensive Plan.

9J-5.006(3)(c)(3)

**OBJECTIVE FLU1-4**

Future Land Use designations will reflect the inherent capabilities and limitations of the existing natural features of the land.

9J-5.006(3)(b)(4)

**Policy FLU1-4.1**

The location and development and significance of topography, vegetation, wildlife habitat, flood hazard, the 100 year flood plain, and soils for a particular site will be determined during the development review process.

**Policy FLU1-4.2**

The City shall discourage development within any known flood plains as identified by the best available data, such as FEMA flood maps.

**Policy FLU1-4.3**

Consistent with Conservation Element, development occurring along the boundaries of environmentally sensitive areas shall be designed to protect and minimize impacts.

9J-5.006(3)(c)(6)

**Policy FLU1-4.4**

All development and proposed uses shall be consistent with the Conservation Element of this Comprehensive Plan.

9J-5.006(3)(c)(6)

**OBJECTIVE FLU1-5**

The City of Deltona shall protect natural, archaeological, and historic resources from any adverse development impacts. This will be accomplished through the implementation of the land development regulations and coordination with appropriate permitting agencies.

9J-5.006(3)(b)(4)

**Policy FLU1-5.1**

The City of Deltona shall protect the City's natural resources through the provisions contained in the Conservation and Infrastructure Elements of this Comprehensive Plan. All development proposals shall include adequate information concerning listed species and their habitat which may be on or adjacent to the proposed development site. Such information, including proposed mitigation actions, shall be reviewed and approved prior to the issuance of the site development permit. Where applicable, development proposals shall include an environmental site survey performed by a qualified environmental biologist. 9J-5.006(3)(c)(6)

**Policy FLU1-5.2**

The City of Deltona's regulations for the protection of groundwater aquifer recharge areas shall be consistent with the criteria contained in the Infrastructure and Conservation Elements.

9J-5.006(3)(c)(6)

**Policy FLU1-5.3**

Extraction of natural resources shall be permitted only where compatible with existing and proposed land uses, as determined in the land development regulations. 9J-5.006(3)(c)(6)

**Policy FLU1-5.4**

Land reclamation measures and sound conservation practices shall be required on lands used for the excavation of natural resources. A reclamation plan to be reviewed and approved by the City and appropriate Regional, State and Federal agencies shall be submitted as part of the required application for an excavation permit. 9J-5.006(3)(c)(6)

**Policy FLU1-5.5**

The environmental functions performed by wetland and Floridan aquifer recharge areas shall be protected in all phases of land development.

9J-5.006(3)(c)(6)

**Policy FLU1-5.6**

Septic tanks and drain fields shall be sited or installed to protect environmentally sensitive areas from the discharge of improperly treated effluent.

9J-5.006(3)(c)(6)

**Policy FLU1-5.7**

Development and structures shall be discouraged within the 100-year flood plain; however, if located therein they shall be constructed in a manner that results in a no loss ~~in~~ of existing 100 year floodplain storage and function.9J-5.006(3)(c)(6)

**Policy FLU1-5.8**

If structures are allowed in the 100-year flood plain, development within areas prone to 100 year flooding shall compensate for the full amount of flood storage displacement within the 100 year floodplain and shall not increase expected flood levels for adjacent properties or reduce receiving surface water quality below established levels.

**Policy FLU1-5.9**

The City shall continue to protect species of flora and fauna listed in the Conservation Element as endangered, threatened, or a species of special concern through the protection and appropriate management of associated habitats.

9J-5.006(3)(c)(6)

**Policy FLU1-5.10**

Potable water well fields and their zones of influence and groundwater aquifer recharge areas, as shown on the Future Land Use Map series, shall be protected from adverse impacts of land development consistent with the requirements of Florida Department of Environmental Protection, Volusia County, and the City of Deltona.

9J-5.006(3)(c)(6)

**Policy FLU1-5.11**

Agriculture and silviculture operations shall adhere to accepted Best Management Practices (BMP's) for environmental compatibility, surface water management and erosion control.

9J-5.006(3)(c)(4,6)

**Policy FLU1-5.12**

Industrial and commercial operations shall minimize or, where possible eliminate, the following impacts on the environment:

- a. Odor, fumes, vapors and gases.
- b. Erosion and stormwater runoff.
- c. Noise.
- d. Fire and explosion hazards.
- e. Radioactive elements.
- f. Electromagnetic interference.
- g. Smoke, dust and dirt.
- h. Vibrations.
- i. Glare.
- j. Hazardous wastes.
- k. Toxic waste
- l. Petroleum contaminants
- m. Trespass lighting to eliminate light pollution

9J-5.006(3)(c)(1,2,4,5&7)

**Policy FLU1-5.13**

In implementing the Future Land Use Element, the City shall develop and adopt regulations to ensure to the maximum extent feasible, compatibility of use of areas and properties, including but not limited to such factors as traffic circulation, air quality and odor control, noise control, lighting and aesthetics. 9J-5.006(3)(c)(2)

**Policy FLU1-5.14**

The City of Deltona, shall inventory and evaluate the archaeological, architectural, paleontological and historical resources associated with its past. 9J-5.006(3)(c)(8)

**Policy FLU1-5.15**

If identified, the City of Deltona shall protect significant historic and archaeological resources. 9J-5.006(3)(c)(8)

**Policy FLU1-5.16**

The City of Deltona shall promote public awareness and appreciation for local history and resources. 9J-5.006(3)(c)(8)



**Policy FLU1-5.17**

In conjunction with the development of any site, Melaleuca and Brazilian pepper are to be removed from the site and prevented from re-establishing on the site. The City shall also discourage the spread of noxious vegetative species, including aquatic types. Furthermore, the City shall coordinate with the appropriate agencies to facilitate public education and to manage, and, where possible, eradicate noxious vegetation.

**OBJECTIVE FLU1-6**

Consistent with Section 163.3202(1) F.S., the City of Deltona shall periodically review its land development regulations to determine if said regulations provide for innovative design and the conservation of open space and natural resources. 9J-5.006(3)(b)(10)

**Policy FLU1-6.1**

An environmental upland buffer of no less than 25 feet shall be utilized to protect the ecological functions of lake shores, streams, and wetlands. 9J-5.006(3)(c)(4,6)

**Policy FLU1-6.2**

Land area deemed to be environmentally sensitive within a proposed development shall be limited to the density outlined in the Conservation Element. Performance standards shall be maintained to allow flexibility in considering environmentally sensitive land for density calculations. 9J-5.006(3)(c)(2,4,6)

**Policy FLU1-6.3**

The City of Deltona shall encourage the clustering of development to preserve environmentally sensitive and other open space areas. 9J-5.006(3)(c)(1,2,5,7)

**Policy FLU1-6.4**

The City of Deltona shall require a landscape buffer requirement between all non-residential and residential areas. 9J-5.006(3)(c)(1,2,4)

**Policy FLU1-6.5**

Recreational development and open space areas should be encouraged to coincide with the protection of aquifer recharge areas. 9J-5.006(3)(c)(1,6)

**Policy FLU1-6.6**

The City of Deltona shall encourage best management practices, including appropriate environmental design, to encourage crime prevention. 9J-5.006(3)(c)(4,5)

**OBJECTIVE FLU1-7**

The City of Deltona shall appropriately allocate land uses to adequately meet the current and future population needs while maximizing land use compatibility. The City shall promote a variety of land uses including residential, commercial, industrial, pedestrian oriented mixed-use, recreational, conservation, and public facilities. 9J-5.006(3)(b)(1)

**Policy FLU1-7.1**

The Future Land Use Map is hereby adopted as a graphic guide for the future development of property within the City. All development shall be consistent with the future land use classifications and appropriate sections of this Comprehensive Plan. 9J-5.006(3)(c)(1,2,7)

**Policy FLU1-7.2**

The Future Land Use boundaries are somewhat generalized and boundaries are not intended to be rigid delineations of land areas. The application of the boundaries should be based upon the following criteria:

- Boundaries may extend beyond the established delineation, as shown on the FLU Map(s), to a distance of 330 feet, providing such extensions are consistent with this Comprehensive Plan.
- Boundaries may extend to major physical barriers, such as water bodies, wetlands and transportation corridors, providing such extensions do not exceed 660 feet and are consistent with the Comprehensive Plan.

**Policy FLU1-7.3**

The City of Deltona shall maintain the viability of existing and proposed residential neighborhoods by maintaining guidelines and regulations for: vehicular and pedestrian access, roadway buffers, landscaping, fences and walls, and the maintenance and use of common open space areas. 9J-5.006(3)(c)(1,2,4&7)

**Policy FLU1-7.4**

As residential areas develop, sites for future public uses such as parks, schools, libraries, and open space areas shall be obtained through dedication, ~~or~~ purchase, or other methods as deemed appropriate. 9J-5.006(3)(c)(2)

**Policy FLU1-7.5**

Subdivisions shall be designed so that all individual lots have access to the internal street system network with peripheral lots buffered from major roads and incompatible land uses. 9J-5.006(3)(c)(2,4)

**Policy FLU1-7.6**

All new development shall provide the appropriate on-site parking for the proposed use in conjunction with providing safe and efficient traffic flow, consistent with City land development regulations. 9J-5.006(3)(c)(4)

**Policy FLU1-7.7**

Day care facilities shall be encouraged in employment areas (i.e., areas designated for commercial on the Future Land Use Map). 9J-5.006(3)(c)(2)

**Policy FLU1-7.8**

Appropriate buffers and transition areas shall be utilized to ensure compatibility between residential areas and commercial and industrial developments in a manner that balances neighborhood protection and economic development goals. 9J-5.006(3)(c)(2)

**Policy FLU1-7.9**

The residential density guidelines for each Future Land Use category represent an acceptable range and the allowable density shall be based upon the following minimum criteria:

- a. Reducing sprawl by providing options for higher residential densities in appropriate locations;
- b. Environmental constraints, as established in the Conservation Element;
- c. Land use compatibility;
- d. Availability of public facilities and services at acceptable levels of service;
- e. Character of an area;
- f. Energy efficient design such as the provision of pedestrian and transit oriented access and options, and the use of efficient subdivision and construction standards; and
- g. Other policies of this Comprehensive Plan or Land Development Code, which establish more stringent density requirements.

9J-5.006(3)(c)(1,2,7)

**Policy FLU1-7.10**

The size, orientation, location and function of shopping centers should be related and central to the population and market area they serve. 9J-5.006(3)(c)(1,2,7)

**Policy FLU1-7.11**

The City of Deltona shall encourage the development and improvement of appropriate existing industrial areas. 9J-5.006(3)(c)(1,2)

**Policy FLU1-7.12**

Review of industrial development proposals shall include consideration of compatibility between industrial and surrounding land uses. 9J-5.006(3)(c)(1,2)

**Policy FLU1-7.13**

New residential development shall afford a buffer to non-residential land uses. 9J-5.006(3)(c)(2)

**Policy FLU1-7.14**

Manufactured homes that are not mobile homes are allowed in all residential districts. Manufactured homes are defined as units prefabricated in a manufacturing facility and are certified and constructed to standards consistent with applicable State law and rules. Mobile homes are defined as prefabricated units that are supported by wheeled axles towed by a vehicle and are certified by Federal Code as mobile homes. Mobile homes are not included in the definition of manufactures homed for the purpose of this policy. 9J-5.006(3)(c)(2)

**Policy FLU1-7.15**

The City of Deltona shall encourage compatibility through transitional uses and buffers for public and institutional uses located adjacent to existing and future residential neighborhoods.

9J-5.006(3)(c)(2)

**Policy FLU1-7.16**

Public utilities which provide essential service to existing and future land uses authorized by this plan shall be conditional uses in all of the future land use categories, except Conservation, and shall conform to appropriate location and compatibility (buffering) criteria. 9J-5.006(3)(c)(2,4)

**Policy FLU1-7.17**

Applicants requesting amendments to the Future Land Use Map shall be evaluated with respect to consistency with the Goals, Objectives and Policies of all Elements, other timely issues, and in particular the extent to which the proposal, if approved, would:

- a. Satisfy a deficiency in the Future Land Use Map to accommodate projected population or economic growth of the City;
- b. Maintain and/or improve of the City's ratio of non-residential lands to residential lands available for economic use.
- c. Support efforts to increase the provision of a viable mixture of land uses in a compact, walkable area that is accessible to the full range of feasible non-motorized and motorized transportation modes;
- d. Enhance or impede provision of services at adopted LOS Standards;
- e. Be compatible with abutting and nearby land uses;
- f. Enhance or degrade environmental resources; and
- g. Based on the ability to provide adequate potable water resources.

**Policy FLU1-7.18**

Consistent with Section 163.3202(1) F.S., the City of Deltona shall maintain land uses and regulations consistent with the existing Comprehensive Plan and to continue to enforce the zoning ordinance and building code to bolster the efforts of the Community Development Block Grant program as appropriate. 9J-5.006(3)(b)(3)

**Policy FLU1-7.19**

The City of Deltona shall use the appropriate regulatory mechanisms to resolve conflicts between platted lands and the Comprehensive Plan and address the problems of lands which are platted, but possess limitations to development based upon inadequate public facilities and services, substandard lot configurations, or environmental constraints. 9J-5.006(3)(c)(1,7)

**Policy FLU1-7.20**

Consistency of existing zoning on specific parcels of land shall be implemented by the Future Land Use Map. 9J-5.006(3)(c)(1)

**Policy FLU1-7.21**

Any development or platted subdivision that has been determined to be vested shall not set a precedent for future development or zoning. All new requests for zoning or plan amendments shall be consistent with the Comprehensive Plan upon its effective date. 9J-5.006(3)(c)(1,2,7)

**Policy FLU1-7.22**

The City of Deltona shall use and enforce appropriate Volusia County density/intensity standards on annexed properties, as an interim density/intensity limit, until such time the City Commission amends the City's Comprehensive Plan to apply City land uses to such annexed lands. Such City density/intensity standards shall be consistent with the City's Comprehensive Plan.

**Policy FLU1-7.23**

The City shall seek to ensure that its Future Land Use Plan Map provides for a minimum of six acres of commercial lands and four acres of industrial lands per 1,000 residents, with a goal of providing 10 or more acres of commercial lands and six or more acres of industrial lands per 1,000 residents by 2025.

**Policy FLU1-7.24**

The City shall implement strategies to ensure that new development and redevelopment contains a strong mixed-use component, defined as a mixture of at least two different land uses in a design-unified, vertically and/or horizontally integrated, pedestrian-friendly environment, or otherwise demonstrably furthers the achievement of specific goals, objectives and/or policies of the Comprehensive Plan.

**Policy FLU1-7.25**

The City shall require that development be designed consistent with the August 4, 2008 Urban Design Pattern Book as it may be amended from time to time.

**Policy FLU1-7.26**

The City shall seek to expand commercial, industrial and mixed-use development at appropriate locations.

**Policy FLU1-7.27**

There are no military installations within or in the vicinity of the City at present. However, the City will adhere to State statutory requirements to ensure compatibility of new development and redevelopment with military operations if a military installation is located within or within one-half mile of its boundaries in the future.

**Policy FLU1-7.28**

Electrical distribution substations shall be allowed in all Future Land Use categories except in the Conservation future land use designation.

**Policy FLU1-7.29**

By 2011, the City shall conduct a study with the intent of administratively designating certain areas of the City as Mixed Use on the Future Land Use Map. Areas that will be analyzed for a possible change to the Mixed Use designation include land associated with existing commercial nodes, acreage located at the intersections of major thoroughfares and larger (greater than 2 acres) parcels that may front on City thoroughfares and are in the vicinity of existing commercial development or significant institutional uses.

**OBJECTIVE FLU1-8**

The Future Land Use Element will be coordinated with the Housing Element to ensure that there will be a balance of needed housing types located in a convenient manner to key employment areas. 9J-5.006(3)(b)(10 )

**Policy FLU1-8.1**

The Future Land Use Map shall contain adequate residential land to accommodate the projected population. 9J-5.006(3)(c)(1,2,7)

**Policy FLU1-8.2**

The Future Land Use Element shall allow for various types, sizes and costs of dwelling units in any category that allows residential uses. 9J-5.006(3)(c)(1,2)

**Policy FLU1-8.3**

Affordable housing is considered an allowable use within all residential zoning classifications. 9J-5.006(3)(c)(2)

**Policy FLU1-8.4**

Group homes, community residential living facilities, nursing homes and boarding houses exceeding seven unrelated residents shall be encouraged in commercial land use designations as long as it is compatible with the character of the surrounding residential area. 9J-5.006(3)(c)(2)

**Policy FLU1-8.5**

The City shall seek opportunities to provide for multi-family or other higher density residential uses in appropriate locations in order to provide additional opportunities for rental, workforce and/or affordable housing, and housing appropriate for residents and households at all stages of life.

**Policy FLU1-8.6**

The City shall provide for granny-flats, mother-in-law suites, and accessory apartments in residential areas, and for ensuring the availability of housing types appropriate to various age and

needs groups, including families with children, multi-generational households, young and/or single adults, empty nesters, and senior citizens.

#### **Policy FLU1-8.7**

The City shall periodically review City owned lands, including park sites to determine if these City owned land resources, or any portion thereof, would be appropriate to support affordable housing.

#### **OBJECTIVE FLU1-9**

Appropriate land use guidelines shall be utilized to direct the placement of future land uses and to ensure compatibility between land uses. The Land Use Location and Design Criteria are declared to be a part of the adopted Future Land Use Policies.

### **LAND USE LOCATION AND DESIGN CRITERIA:**

#### **Policy FLU1-9.1**

##### **RESIDENTIAL**

1. have access to transportation systems;
2. be protected from incompatible uses;
3. be conveniently located in relation to:
  - community activities and services such as parks, libraries, community centers, churches, and social clubs.
  - basic services of police, fire, rescue, and schools.
4. be encouraged as infill in areas with adequate existing infrastructure or as an expansion into areas where there is a demonstration that infrastructure can be provided at the adopted level of service for concurrency purposes;
5. limit impacts to environmentally sensitive lands or sites with natural qualities through buffering, preservation, and restoration;
6. allow medium and high density residential development that may be suitable to serve as a transitional use between development, such as commercial, and lower density development;
7. have availability of public facilities and services at acceptable levels of service;
8. be compatible with the character of an area;
9. office, neighborhood convenience and civic uses be allowed as secondary uses at appropriate locations in residentially-designated areas under the condition that they are compatible with the surrounding neighborhood and have a service area limited to a ten minute (1/2 mile) walking radius
10. be designed to facilitate and enhance connectivity with existing transportation systems allowing for the connection with existing and planned residential uses and where applicable allowing connections with commercial, mixed use and civic areas

## **Policy FLU1-9.2**

### **COMMERCIAL/MIXED USE**

#### **GENERAL COMMERCIAL CRITERIA**

1. be located in planned centers to avoid strip commercial development;
2. not be located along or have access to local streets, unless there can be a demonstrated overriding public interest;
3. be located in areas which are adequately served by the arterial and collector road system so as not to unduly burden the local road network serving adjacent neighborhoods;
4. have adequate area and road frontage for controlled access points, cross access easements, and proper spacing between driveways to minimize the impact on level of service standards and safety of the adjacent road network;
5. have sufficient area to provide adequate parking, landscaping, stormwater management, building setbacks and buffering;
6. if located adjacent to existing residential neighborhoods, be developed to provide adequate buffers, maintain adequate tree cover, and maximize visual compatibility with the surrounding neighborhoods;
7. if developed as part of a Planned Unit Development (PUD), be located and designed to service that development's population;
8. if located at the intersection of two major roads, there should be a mix of commercial uses (i.e. office, retail, and service) to provide a wide range of goods and services.
9. provide appropriate pedestrian linkages (i.e. sidewalks, bicycling, etc.) and mass transit access.
10. have intensity dependent upon type of use as outlined in the land development code.
11. be no less than a ½ acre in land area.
12. Shall meet all applicable land development regulations.

Urban areas should be served by commercial facilities which are designed and planned around discrete market and service areas. These areas are generally categorized under one of the following commercial types:

- a. Regional Shopping Centers;
  - located at intersections of major and minor arterials or along an arterial at an appropriate distance from an interchange or major minor arterial intersections not to exceed 1/2 mile.
  - regional shopping centers and any planned expansion should be associated with an internal transportation plan and not separated by public streets or highways  
Access shall be limited and managed to protect roadway capacity and promote internal trip capture.



- types of land uses appropriate in regional commercial centers would include lifestyle centers, theaters, department stores, specialty shops, furniture and appliance stores, general merchandise stores, and restaurants, in addition to those appropriate for community commercial complexes.
- Sites for regional commercial centers may incorporate a minimum of 50 acres to over 100 acres.
- Shall meet all applicable land development regulations.
- Such facilities should be served by mass transit routes.
- Sidewalks and bicycle facilities shall be required where appropriate, as directed in the Transportation element, to provide convenient access to surrounding residents and to reduce traffic volumes on the roadways.

b. Community Shopping Centers;

- Community shopping centers should be developed in a nodal fashion, located at the intersection of two arterials or at the intersection of an arterial and collector; however, such uses may be situated ~~or~~ along a City thoroughfare at an appropriate distance from such intersections not to exceed a ¼ mile.
- Transportation impacts should be mitigated through the reservation of right-of-way for road widening and the use of cross access easements. Access points for commercial complexes shall be provided along the primary travel corridor and where applicable, be limited to protect roadway capacity. Access points to local roads should be discouraged and only allowed if an overriding public interest can be demonstrated.
- Setbacks and landscaped or other appropriate buffers shall be established to mitigate the visual impacts of commercial development.
- Sidewalks and bicycle facilities shall be required where appropriate, as directed in the Transportation element, to provide convenient access to surrounding residents and to reduce traffic volumes on the roadways.
- The types of commercial uses appropriate for community commercial complexes would include retail, personal and professional uses such as grocery, drug or variety stores, restaurants, beauty salons, branch banks, offices or branch medical centers.
- Sites for community commercial complexes should not exceed 20 acres.

- Shall meet all applicable land development regulations.
- c. Neighborhood Convenience Commercial**
- may be located at appropriate sites in residentially designated neighborhoods as a secondary use consistent with the following criteria:
    - Shall not be located on parcels less than one acre and on parcels that are more than 4 acres;
    - In LDR and MDR areas, neighborhood convenience commercial shall be processed as a Planned Unit Development and shall be limited to an F.A.R of 0.12;
    - Shall have frontage on a City thoroughfare road;
    - Be served by central water and where available central sewer.
  - Unless located at the intersection of a City thoroughfare, neighborhood convenience uses should be spaced at least ½ mile apart
  - Access points for neighborhood commercial complexes shall be provided as directed in the Transportation element of this Comprehensive Plan.
  - A sidewalk and bicycle facility shall be required where appropriate, as directed in the Transportation element, to provide convenient access to surrounding residents and to reduce traffic volumes on the roadways.
  - Shall meet all applicable land development regulations.
- d. Mixed Use Areas shall be comprised of a mixture of development as illustrated in the Mixed Use definition.**
- shall be located adjacent to and preferably at the intersections of major, and minor or arterial(s) or abutting existing commercial nodes
  - Mixed Use developments shall be established on one acre or larger parcels. Shall meet all applicable land development regulations. Mixed Use developments that have sole access to local roads shall be reserved for lower intensity uses such as residential and office.
  - should be maintained or developed in a compatible manner with surrounding residential
  - where appropriate, on street parking may be allowed.

- at the time of plan adoption or amendment, permitted residential uses shall remain consistent with the Mixed Use designation.
- A sidewalk and bicycle facilities shall be required where appropriate, as directed in the Transportation element, to provide convenient access to surrounding residents and to reduce traffic volumes on the roadways.

## OFFICE DEVELOPMENT

1. Office development may occur, on individual lots, or may be part of a planned office or business park. Office may be suitable to serve as a transitional use between higher density development, retail, commercial, or industrial and lower density development, such as single family residential. Office development may also be used to provide a transition between single family development and public facilities.
2. Office development should conform with the general guidelines established herein for commercial uses.
3. Office development should be encouraged to locate at the intersections of major roads developed with commercial uses, to provide for a mixture of uses.
4. -Office uses on individual lots may be allowed within LDR and MDR areas provided that the use is consistent with the following:
  - Be processed through a PUD rezoning
  - The site has frontage on a City thoroughfare and the site is located no more than 1,000 feet from the intersection of two City thoroughfares.
  - The site proposed for an office use must be of sufficient size and dimension to comply with City land development regulations.
  - Be limited to an FAR of 0.28
5. Shall meet all applicable land development regulations.

## Policy FLU1-9.3

### INDUSTRIAL

1. be located with all structures outside of the 100-year flood plain;
2. have vehicular access to one or more major transportation systems such as: major thoroughfare routes, rail or airport;
3. be accessible only to arterial roadways, either by direct access or via an internal street system within a planned industrial area;
4. be located in a manner that will not cause through traffic in nearby residential neighborhoods;

5. be within commuting time of the labor force and accessible to the labor force via the major thoroughfare system;
6. be served by central utilities and services;
7. be located on parcels of land large enough to adequately support the type of industrial development proposed and minimize any adverse effects upon surrounding properties.
8. Encourage research and development uses to locate at premium and high visibility sites.
9. Have intensity dependent upon type of use.
10. Industrial operations shall minimize or, where possible eliminate, the following impacts on the environment:
  - a. Odor, fumes, vapors and gases.
  - b. Erosion and stormwater runoff.
  - c. Noise.
  - d. Fire and explosion hazards.
  - e. Radioactive elements.
  - f. Electromagnetic interference.
  - g. Smoke, dust and dirt.
  - h. Vibrations.
  - i. Glare.
  - j. Hazardous wastes.
  - k. Toxic waste
  - l. Petroleum contaminants
  - m. Trespass lighting
11. Sites for individual industrial land uses shall be at least one acre in size.
12. Industrial land use shall be reviewed for compatibility with surrounding land uses.
13. Shall meet all applicable land development regulations.

#### **Policy FLU1-9.4**

##### **RECREATION:**

1. Active recreation-oriented open space should be located to serve concentrations of residents, particularly the user-oriented recreation areas.
2. Individual park-site size and service area recommendations are provided in the Recreation & Open Space Element.
3. Resource-based recreation areas should be located on the highest quality land/water resources available within the City. Allocation of these areas should be done at the beginning of the land use design process.

#### **Policy FLU1-9.5**

##### **PUBLIC FACILITIES AND UTILITIES**

1. Be located in a manner that maximizes the efficiency of services provided.
2. Be located and constructed in a cost effective manner

3. Provide for appropriate levels of service.
4. Minimize the impact on natural resources.
5. When applicable, be used to promote and showcase energy efficient, greenhouse gas reduction oriented techniques, materials, and processes.
6. Be consistent with City green building standards.

## **THE DELTONA ACTIVITY CENTER**

### **GOAL FLU2**

Development within the Deltona Activity Center shall be consistent with the goals, objectives, and policies enumerated below. These goals, objectives, and policies shall not be interpreted, either individually or collectively, as relieving compliance with other elements of the Comprehensive Plan and/or other City land development regulations. Rather, it is the purpose of these goals, objectives, and policies to supplement, not substitute or supersede the Comprehensive Plan and other land development regulations.

### **SPECIFIC LAND USE GUIDELINES**

In the City's efforts to promote the Deltona Activity Center, guidance is needed in pursuing appropriate economic growth and to maintain a focus on the ultimate goal of developing a key employment area for Deltona and Southwest Volusia County. The following land use guidelines will be utilized throughout the planning and implementation process of bringing the Deltona Activity Center to fruition.

#### **1. OFFICE SPACE GUIDELINE:**

Develop part of the Deltona Activity Center in a manner so that it will be considered a major competitor along the I-4 Corridor, north of the City of Orlando, with existing and other proposed office centers along this corridor such as: the Maitland Center, Heathrow Business Park, Seminole Town Center area, and other similar significant office centers. Maximum FAR 0.55

#### **2. INDUSTRIAL GUIDELINE**

Industrial areas should facilitate a wide range of light manufacturing, distribution and warehousing type of uses. Also, envisioned are research facilities and various flex space uses. Industrial uses should be located in areas that have a full range of transportation and utility services. Maximum FAR – 1.0

#### **3. COMMERCIAL USE GUIDELINES:**

- (a) To facilitate the development of a major regional-scale facility(s) which can offer the residents a wide variety of "comparison" or "shoppers goods" which can reduce the need for West Volusia consumers to travel outside Volusia County to obtain such goods, and enjoy such shopping experiences.

- (b) To facilitate the development of neighborhood-scale retail facilities: These will supply the residential areas within the activity center, and generally residents/households within an approximate three mile radius from the activity center with convenient goods and services which are typically required to support households/families on a weekly or frequent basis. Maximum FAR 0.55

**4. HOTELS/MOTELS/LODGING SERVICES GUIDELINE:**

To develop an adequate range of lodging facilities and services to support the business travel functions related to the office and industrial segments of The Deltona Activity Center, as well as to help develop tourism, especially the Eco-tourism potentials for SW and West Volusia markets. Maximum density: 20 units per acre

**5. MULTIFAMILY RESIDENTIAL DENSITY GUIDELINE:**

Multi-family may be permissible along the periphery of the Deltona Activity Center or as ancillary uses for non-residential development. The density for standalone multifamily uses should be a minimum of eight dwelling units per acre to a maximum of 20 dwelling units; however density maybe less when residential uses are considered as ancillary to commercial development. In any case density may not exceed 20 units per acre. The total area to be used for multi-family shall not exceed 15% of the area designated for the Deltona Activity Center.

**OBJECTIVE FLU2-1**

Achieve an integrated and well-planned mixture of urban land uses within The Deltona Activity Center that encourages the creation of an employment center.

9J-5.006(3)(b)(10)

**Policy FLU2-1.1**

Provide adequate and appropriate areas resulting in a mixture of land uses to reduce adverse impacts on adjacent jurisdictions.

9J-5.006(3)(c)(1,5)

**Policy FLU2-1.2**

The Deltona Activity Center, by 2012, will be designated as Mixed Use/Activity Center on the Future Land Use map. Uses within the Activity Center will be assigned using the Activity Center guidelines illustrated in this section of the Future Land Use Element. 9J-5.006(3)(c)(1)

**Policy FLU2-1.3**

The Deltona Activity Center is intended to serve a portion of the retail/service/office/park/industrial needs generated by mixed use residential development within the southwest Volusia Sub-region. As a guideline to ensure a diversity of uses within the City of Deltona's Activity Center, the following mix and land use distribution should be used:

Land Use	Minimum Target Land Use Distribution	Maximum Target Land Use Distribution
Residential	No minimum	15%
Commercial/Retail	30%	60%
Office	30%	60%
Industrial	25%	50%
Public Parks/Civic and Open Space	5%	No Maximum

In order to maintain flexibility, be responsive to market demands and maintain compatibility between uses, the target distributions shall be allowed to be decreased up to ten (10%) percent and the above-listed office and industrial guidelines may be increased to 90%.

**Policy FLU2-1.4**

The City shall explore the possibility of establishing a TCEA based on a mobility plan for the Activity Center.

**Policy FLU2-1.5**

The maximum impervious surface ratio area allowed is 75% of the lot coverage. However, distribution facilities may have a maximum impervious surface ration area of 80% of lot coverage. 9J-5.006(3)(c)(1,2,3,4&5)

**Policy FLU2-1.6**

To facilitate mobility within the Activity Center and surrounding areas, a road alignment map has been adopted by the City. However, the road alignments are conceptual and minor modifications to these alignments may occur. 9J-5.006(3)(c)(4)

**Policy FLU2-1.7**

Future development within the Activity Center shall require rezoning to a Planned Unit Development (PUD) or amendment to an existing PUD. Provided, however, that any development of an existing parcel that is 0.5 acres or less in size and which is permissible by the existing zoning classification assigned the parcel shall not require rezoning to PUD if the existing zoning classification is consistent with the Activity Center Plan future land use designation. 9J-5.006(3)(c)(1,2)

**Policy FLU2-1.8**

To encourage mixed-use development, commercial and office development may also include a residential component. Existing single family uses within the Activity Center are allowed to remain and may be rebuilt. The residential portion of the development shall not be the primary use. The following incentives may be allowed in negotiating the development agreement for any mixed office/residential project: reduction in parking spaces; and increased building heights. 9J-5.006(3)(c)(1,2,4,5,7)

**Policy FLU2-1.9**

Office park and research and development uses should be encouraged to locate at premium and high visibility sites within the Activity Center. 9J-5.006(3)(c)(1,2)

**Policy FLU2-1.10**

The Deltona Activity Center is intended to provide a key portion of the retail market for Deltona and West Volusia; therefore transit oriented uses such as a multimodal center shall be located near the I-4 interstate interchange. 9J-5.006(3)(c)(4)

**Policy FLU2-1.11**

Locate tourist accommodations in close proximity to the I-4 corridor and its interchange with SR 472/Howland Boulevard. Accommodations should also be in close proximity and have easy access to the office and industrial segments of the Deltona Activity Center. 9J-5.006(3)(c)(1)

**Policy FLU2-1.12**

In order to facilitate both the regional commercial/retail and other retail activity, as well as the safe and efficient movement of auto traffic from one center/store to another, encourage the use of common access arrangements, shared parking and internal access during the development review process for The Activity Center. 9J-5.006(3)(c)(1,2)

**Policy FLU2-1.13**

Individual developments within the Activity Center shall be designed consistent with the City of Deltona's Urban Design Pattern Book and Urban Design Master Plan as it may be updated from time to time to provide visual compatibility and functional continuity with other adjacent developments within the Activity Center. 9J-5.006(3)(b)(2)

**Policy FLU2-1.14**

New development (including redevelopment) should, at a minimum, be required to: provide for a unified appearance by utilizing such mechanisms as sign control (i.e. number, height, and display area), landscape screening/buffering requirements (i.e. width and composition), underground utilities (including electric), and building setbacks and height requirements;

- use shared parking, access and loading facilities, as practical, in an effort to reduce impervious surfaces;
- promote pedestrian, bicycle vehicular (including mass transit) and non-vehicular movement throughout the Activity Center;



- provide a network of unifying open spaces (said open spaces shall be in, or predominately in, a natural state) which promote linkage with other adjoining developments;
- cluster in order to protect listed species and their habitat;
- use common frontage/service roads;
- use shared or joint facilities such as stormwater, bus stops, and utility easements.

9J-5.006(3)(c)(1,2,3,4,5,7)

**Policy FLU2-1.15**

All uses within the Activity Center abutting residential areas shall be designed to minimize the disruptive effects of lighting, noise, and signage. 9J-5.006(3)(c)(1,2)

**Policy FLU2-1.16**

Non-residential projects sharing a common boundary with a planned or existing residential area shall be sensitive to the scale of existing or planned a residential areas. The design of non-residential uses should take into account adjacent residential styles (if existing), location of building masses, overall height, setbacks and areas in need of buffering. 9J-5.006(3)(c)(2)

**Policy FLU2-1.17**

Encourage mixed use development such as during the development review process, whenever practical, to encourage complementary uses as part of office and "flex space" buildings as a business and worker amenity. 9J-5.006(3)(c)(5)

**Policy FLU2-1.18**

Encourage the creation of focal points so that the development can be centered around such features as plazas, parks, gardens, courtyards, recreation facilities, or other open space areas in the interior of large projects with commonly used development techniques. 9J-5.006(3)(c)(5)

**Policy FLU2-1.19**

Promote development within the Activity Center which, enhances the natural and built environment. 9J-5.006(3)(b)(6)

**Policy FLU2-1.20**

The clustering of activities and structures shall be encouraged so as to promote open space areas. 9J-5.006(3)(c)(4)

**Policy FLU2-1.21**

Developments shall be designed to add, protect, and if possible integrate wetlands and other environmentally sensitive lands into an open space areas and parks. 9J-5.006(3)(c)(6)

**Policy FLU2-1.22**

Where feasible, listed species and their habitat will remain undisturbed. If listed species and their habitat are impacted by development or plan, mitigation shall be required. Mitigation activities may include preservation, creation, restoration or management of like habitat, including creation or participation in a mitigation bank. A combination of the above-mentioned mitigation approaches shall also be considered. All mitigation plans on or off-site shall be in compliance as applicable with Federal, State, and local agencies. Mitigation plans shall be integrated into a linked-habitat management area to facilitate appropriate management and to afford long-term sustainability for listed species populations. 9J-5.006(3)(c)(6)

**Policy FLU2-1.23**

Open space and listed habitat areas will be identified prior to the issuance of a development order/permit for individual projects to promote the overall intent of the Activity Center concept. The open-space designation will also be utilized in identifying areas for habitat preservation or mitigation. The open-space areas may allow the following or similar uses: public places, retention, landscaping or tree protection, passive recreation, or habitat protection. If the open-space is utilized for habitat purposes, site plans or development agreements will identify these areas for such purposes, and restrict future usage in these areas. 9J-5.006(3)(c)(4)

**Policy FLU2-1.24**

All mitigation activities for listed species shall include a management plan intended to ensure the long term vitality of listed species populations. 9J-5.006(3)(c)(6)

**Policy FLU2-1.25**

All landscaping plans shall be required to utilize water-efficient landscaping techniques. Water-efficient landscaping techniques include the utilization of plants indigenous to the subject physiographic area of the City, strategic locations of plants, water-efficient irrigation systems, water reuse systems, and maintenance of native vegetation stands. 9J-5.006(3)(c)(3,4)

**Policy FLU2-1.26**

Promote cooperation and coordination between governmental jurisdictions and agencies when reviewing development proposals. 9J-5.006(3)(b)(3)

**Policy FLU2-1.27**

The use of potable water for irrigation and irrigation wells are prohibited.

**Policy FLU2-1.28**

The Future Land Use Map serves as a guide in locating land uses. Public facilities and support uses are not shown within the Activity Center on the future land use map. However, public facilities may be allowed anywhere within the Activity Center and do not need to be processed through a Planned Unit Development. 9J-5.006(3)(c)(1,3)

**Policy FLU2-1.29**

The Florida Game and Freshwater Fish Commission, the U.S. Fish and Wildlife Service, or other appropriate agencies shall be notified of any land development proposal within the Deltona Activity Center that may impact listed species or associated habitat. If deemed appropriate, the City shall coordinate with State and Federal agencies to ensure the proper management of listed species occurring in the Deltona Activity Center. 9J-5.006(3)(c)(6)

**Policy FLU2-1.30**

Promote development which enhances the economic base of the City. 9J-5.006(3)(b)(9)

**Policy FLU2-1.31**

The City shall attract and promote development within the Activity Center in a manner that is consistent with the City's vision statement. 9J-5.006(3)(c)(5,7)

**Policy FLU2-1.32**

The City shall explore (if City funds are utilized) various funding alternatives for the construction of required infrastructure. Examples of these financial mechanisms may include, but may not be limited to Economic Development Administration Grants and Tax Increment Financing Programs, or other methods as deemed appropriate. 9J-5.006(3)(c)(3)

**Policy FLU2-1.33**

With the intent of fostering mobility within and out of the Activity Center, the City, in conjunction with the County and affected landowners, shall strive to construct, if warranted, thoroughfares/roadways traversing the Activity Center which parallel existing thoroughfares. 9J-5.006(3)(c)(4)

**Policy FLU2-1.34**

Industrial and other land uses are planned for the Activity Center and that may be incompatible with K through 12 educational activities.

**OBJECTIVE FLU2-2**

Promote development and programs which are designed to alleviate traffic congestion. 9J-5.006(3)(b)(4)

**Policy FLU2-2.1**

The City shall, in cooperation with the appropriate agencies, seek to promote mass transit service and multimodal access to the Activity Center. 9J-5.006(3)(c)(4)

**Policy FLU2-2.2**

Mixed use buildings and projects shall be encouraged within the Activity Center in order to provide internal trip capture. 9J-5.006(3)(c)(1,2,3,4,5,7)

**Policy FLU2-2.3**

The City shall study methods of encouraging efficient mobility within the Activity Center, including but not limited to multi-modal options, the use of proportionate fair share payments and the establishment of a transportation concurrency management area consistent with State Planning Law. 9J-5.006(3)(c)(4)

**Policy FLU2-2.4**

The required number of parking spaces may be reduced by 10%, if a project is located on a bus route and provides bus stop accommodations and or bike parking and bike lanes. Additional reductions may be considered, if a non-residential project is part of a mixed-use development that includes residential uses. 9J-5.006(3)(c)(4)

**Policy FLU2-2.5**

The City shall encourage appropriate densities and intensities that support transit ridership.

**OBJECTIVE FLU2-3**

The placement of Public/Semi-public/Conservation and Recreation land uses will be compatible with surrounding land uses and promote future development.

**Policy FLU2-3.1**

Schools and other education uses (not including day care and private kindergartens), hospitals, public buildings and grounds, fire and police stations, libraries, community centers, stadiums, water treatment, sewer treatment, armories and reserve centers, public utility plants and transmission stations, and correctional facilities and uses are “Public/Semi-Public Land Uses”, and shall be grouped and so designated on the Future Land Use Map.

For the future development or expansion of sites for such public land uses are allowed in other compatible future land use designations the following location restrictions should be used:

**Policy 1L Public/Semi-Public Land Use Compatibility**

<b>Land Use</b>	<b>Compatible Designation</b>
(1) Schools, private, or parochial, schools for retarded, exceptional or handicapped persons, academies.	May be compatible in all except Conservation, Industrial, and Recreation.
(2) Hospitals	Commercial, Industrial, Public/Semi-Public, Generalized Activity Center
(3) Administration Buildings	All except Conservation
(4) Fire, Law enforcement, rescue and emergency facilities.	All except Conservation, requires conditional use approval for location in Low Density Residential.
(5) Libraries and cultural centers, community	All except Conservation.

centers.	
(6) Communications facilities, including yards for machinery and equipment storage, maintenance and repair, materials and storage and distribution.	Commercial, Industrial, Public/Semi-Public.
(7) Gas pumping, metering, processing, distribution and storage.	Commercial, Industrial, Public/Semi-Public.
(8) Electric generating plants	Industrial and Public-Semi-Public.
(9) Sewage treatment plants	All except Conservation and Residential Low, Medium, or High Density.
(10) Water Treatment Plants	All except Conservation and Residential Low, Medium, or High Density.
(11) Armories and Reserve centers	All except Conservation and Residential Low, Medium, or High Density.
(12) Correctional institutions, detention homes, jails, prisons, mental institutions.	May be compatible in Commercial, Industrial, Public-Semi-Public.

Development of such public/semi-public uses shall adhere to the density and intensity limitations established with the appropriate future land use designation, and concurrency management requirements and to other adopted policies guiding land development.

### **Policy FLU2-3.2**

Public parks, public and private golf courses, tennis and racquetball centers and facilities, playgrounds, softball, baseball, football and soccer fields and associated concessions, parking and facilities, walking, jogging, and bike paths with exclusive right of way, and other similar facilities and uses are “Recreation Land Uses”, and shall be so designated on the Future Land Use Map.

### **Policy FLU2-3.3**

Lakes and lake shores lying below established high water elevations, flood plains, jurisdictional wetland, public well fields and primary wellhead protection zones, habitat management areas for endangered or threatened vegetation or wildlife, conservation easements and similar environmental protection uses and zones are “Conservation Land Uses”, and will be grouped and so designated on the Future Land Use Map.

### **Policy FLU2-3.4**

Encourage the collection of public facilities such as parks, libraries, and recreation or community centers with schools when planning and reviewing a proposed site for new or expanded school facilities.

## **OSTEEN LOCAL PLAN**

### **Background:**

The Osteen Local Plan area is located in southwest Volusia County along the SR 415 corridor between Lemon Bluff Road and Acorn Lake Road and includes 3,990 acres. The Osteen Local Plan is the result of extensive intergovernmental coordination between the City of Deltona, County of Volusia, and community stakeholders. On December 5, 2008 the City and the County entered into a Joint Planning Agreement (JPA). The JPA requires the local plan to be adopted into the respective Comprehensive Plan of each local government.

From a planning perspective, the recognition of the SR 415 corridor as being suitable for urban uses dates back to the 1990 adoption of the County's Future Land Use Map. In addition, through the years, the County and the City have amended their Future Land Use Maps resulting in increases of urban intensity along the SR 415 corridor. The intent of the Osteen Local Plan is to recognize and enhance the urban opportunities for the area while protecting the rural and environmental characteristics that make up a significant portion of the Osteen area. Development will be aesthetically pleasing, functional and adequately supported by infrastructure.

### **Descriptions of Future Land Use Designations:**

The Osteen Local Plan includes a Land Use Map featuring land use designations that are unique to the Osteen area and the map is to be included in the County/City map series. The Osteen Land Use designations are described as follows:

- 1) Osteen Commercial Village (OCV) – The purpose of the OCV category is to facilitate a mixed use, neo-traditional, development pattern featuring various commercial (office, retail, etc.) and residential uses. The development pattern within the OCV is intended to be a relatively dense mixture of multi-story, low and medium rise buildings that contain both residential and commercial uses. On small tracts of land, less than one acre in size, development may occur as standalone uses. However, standalone uses will still need to adhere to the mixed use purpose and intent of the OCV and be integrated into the larger development pattern by at minimum, establishing linkages with other development projects. Development shall provide vertical diversification of uses, where applicable, requiring retail/office on bottom floors and office/residential on the upper floors. While residential uses are required, commercial is intended to represent the dominant land use. Development within the OCV should be designed and oriented around a grid pattern of cross access easements, alleys and streets. Development linkages and pedestrian access as well as the incorporation of plazas and other common areas are intended to be an integral part of the OCV.

### **OCV Development Intensities/Densities**

Dwelling Units – Max 12 dwelling units per acre/Min 8 dwelling units per acre

Intensity – Max FAR 0.5/Min FAR 0.25

Development Mix – 80% non residential/20% residential

- 2) Mixed Use Village (MUV) - The MUV is intended to facilitate a variety of housing choices along SR 415. Housing types in the MUV can include single-family dwellings on individual lots, townhomes, or medium density, low rise multi-family formats. Strip commercial uses along major roads, including SR 415 are not allowed in the MUV. However, commercial uses such as a community shopping center may be allowed within compact nodes associated with the intersections of major roads. Where possible commercial and residential development should be combined into single buildings or otherwise mixed. Access to SR 415 shall be limited. Cross access easements, parallel facilities or other methods will be used to limit driveway cuts onto SR 415. Small parks, tot lots and open space areas are intended elements of the MUV.

### **MUV Development Intensities/Densities**

Dwelling Units – Max 8 Dwelling units per acre/Min 4 dwelling units per acre

Wetlands: 1 du/10 acres

Intensity – Max FAR 0.35

Development Mix – 70% residential /30% non residential

- 3) Tech Center (TC) – The purpose and intent is to create a high value employment center featuring light industrial, office, research facilities, and flex office space uses. Appropriate development details, such as campus design themes, will be crucial in implementing the high-value vision for this category. In addition, access to SR 415 shall be limited with access being provided by cross access easements and eventually a roadway parallel to SR 415.

### **TC Development Intensity**

Intensity – Max FAR 0.35

- 4) Urban Residential (UR) – The UR category is primarily a residential designation that allows single-family dwellings on individual lots. In some cases low rise multi-family or town home type developments may be allowed as a transition if located next to mixed or commercial urban land uses associated with the SR 415 corridor. Limited neighborhood

convenience type commercial uses may be allowed along collectors, arterials or thoroughfares. However, neighborhood commercial uses shall be of size and scale to only serve the immediate neighborhood and be compatible with the general residential nature of the UR.

### **UR Development Intensities/Densities**

Dwelling Units – Max 8 dwelling units per acre/Min 4 dwelling units per acre

Intensity – Max FAR 0.25

Development Mix – Max 5% non-residential

- 5) Transitional Residential (TR) – The TR designation is intended to provide a transition between more intense urban uses planned for the SR 415 corridor and the rural and environmental characteristics of the land located in east Osteen. Single family homes on individual lots will be the principal use. However, townhome and duplex dwelling formats may be allowed.

### **TR Development Densities**

Dwelling Units – Max 4 du per acre

Wetlands: 1 du/10 acres

- 6) Rural Estate (RE) – The RE designation generally allows a large lot, rural type development pattern. Single family dwellings on acreage oriented lots with either personal use or agribusiness is the preferred use. Stand alone agribusiness uses on lots which front SR 415 are consistent within this designation when accompanied by adequate screening, architectural elevations and easements for gateway signage to support community recognition. For purposes of this designation, agribusiness shall be defined as those activities associated with the producing operations of a farm, manufacture and distribution of farm equipment and supplies or the processing, storage and distribution of farm commodities. To protect agricultural or natural resources the RE does allow dwelling units to be clustered.

### **RE Development Densities**

Dwelling Units - Max 1 du per 5 acres.

Wetlands: 1 du/10acres



- 7) Cluster Residential (CR) – The intent of the CR designation is to allow low density residential development while affording protection to environmental resources. Cluster subdivisions are to be used to direct development away from natural resources. In addition, to limit habitat fragmentation natural resource and open space areas shall be designed and located to maintain and enhance corridor connections. The preferred development type within the CR will be single family dwellings on individual lots. Lot sizes may vary depending on individual cluster subdivision designs that will result in smaller net lot sizes. If the property lies within ECO, the property owner may alternatively develop under the conservation subdivision policies, goals and objectives and corresponding conservation criteria and density set forth in the Smart Growth Initiative, of the Volusia County Comprehensive Plan.

### **CR Development Densities**

Category #1 - 1 dwelling per 25 acres  
Category #2 - 1 dwelling per 20 acres  
Category #3 – 1 dwelling per 10 acres  
Category #4 – 1 dwelling per 5 acres  
Category #5 – 1 dwelling per 1 acre  
Wetlands: 1du/10 acres

## **GOALS, OBJECTIVES, AND POLICIES**

### **GOAL FLU3**

Achieve a sustainable, fully functioning, well designed and aesthetic urban, mixed use development pattern associated with the SR 415 corridor while appropriately protecting the rural and environmental characteristics of the Osteen Local Planning Area.

### **OBJECTIVE FLU3-1**

Provide an adequate interdependent mixture of land uses associated with the SR 415 corridor.

### **Policy FLU3-1.1**

Development within the Osteen Local Plan Area shall be consistent with the following:

Osteen Land Use designations as depicted on the Osteen Future Land Use Map;

All other Elements of the County and City Comprehensive Plan;

Current land development and zoning codes irrespective of jurisdiction;

Environmental standards and other regulations that may be applicable;

Smart Growth policies of the County's Future Land Use Element regarding ECO Map, excluding the City's water treatment plant development proposal;

**Policy FLU3-1.2**

To ensure that the Osteen Local Plan is appropriately implemented all development requests must be processed as a Planned Unit Development (PUD) except as follows:

Individual single family dwellings on parcels situated within residential land use categories, provided that the parcel was legally created prior to the adoption of the Osteen Local Plan.

**Policy FLU3-1.3**

Existing individual single family dwelling uses and agricultural uses within the Osteen Local Plan area may continue.

**Policy FLU3-1.4**

Workforce housing shall be encouraged in the Osteen Commercial Village, Mixed Use Village and Urban Residential designations.

**Policy FLU3-1.5**

Incompatible land uses such as commercial and urban density shall be directed away from the Rural Estate area.

**Policy FLU3-1.6**

New strip commercial featuring a one store deep, single use retail development pattern oriented towards a road or highway shall not be allowed within the Osteen Local Planning area.

**Policy FLU3-1.7**

Cluster type subdivisions that may occur within the Cluster Residential designation shall provide a minimum of 70% open space with at least 30% of that total used as common open space.

**Policy FLU3-1.8**

The adoption of the Osteen Local Plan shall not change or limit the current or potential uses on land within the Osteen Plan that is classified with the Volusia County I-1 (Light Industrial) zoning.

**Policy FLU3-1.9**

Public and/or Private civic oriented uses and essential services such as schools, wells, water treatment plants, or medical facilities shall be allowed in any land use category within the Osteen Local Plan, and are exempt from the design standards and height standards of the Local Plan.

**Policy FLU3-1.10**

Both the City and the County shall maintain intensity and density calculations for each development and shall reconcile these numbers annually to ensure the overall development mix is achieved at build out. The County Planning Department shall maintain the annual density and intensity calculation report as agreed upon by the City and County.

**OBJECTIVE FLU3-2**

Urban development within the Osteen Local Plan will be adequately served by appropriate infrastructure.

**Policy FLU3-2.1**

To protect rural areas, infrastructure will be directed away from land within the Osteen Planning Area not designated or suitable for urban type development.

**Policy FLU3-2.2**

The City and the County shall continue to coordinate with the Florida Department of Transportation, ECRPC and Volusia County MPO to support the widening/improvement of SR 415 as approved by the Florida Department of Transportation.

**Policy FLU3-2.3**

The City does not intend to establish central utilities within the Rural Estate or Cluster Subdivision areas for the purpose of serving those areas, unless such utilities are needed to correct threats to public health, safety and welfare or to serve clustered housing where utilities are deemed appropriate based on lot size, soil conditions, or other factors.

**Policy FLU3-2.4**

The location of infrastructure such as roads and utility lines should be directed away from wetlands and other natural resource areas. If the location of infrastructure does result in impacts to wetlands or critical habitat then suitable mitigation shall be required.

**OBJECTIVE FLU3-3**

Development design techniques shall be used to foster a development pattern that is aesthetically pleasing, functional and enhances the economic base of the area.

**Policy FLU3-3.1**

The County and City shall adopt land development regulations that will accomplish the following:

Ensure safe and convenient pedestrian access;

Limit driveway cuts onto SR 415 and other major roads by requiring cross access easements and shared parking;

Require that internal streets and alleys be designed along a grid pattern to facilitate interconnectivity;

Manage the location and amount of parking;

Regulate signs;

Require appropriate landscaping (water wise/Florida native), buffering and screening;

Establish standards for architectural themes and building material type, mass, orientation, fenestration;

Ensure that land uses are mixed and well integrated both horizontally and vertically primarily in the OCV land use designations;

Protect natural resources;

Establish standards for open space and cluster subdivisions where applicable;

Encourage and incentivize “green” building techniques, including LEEDs certification.

### **Policy FLU3-3.2**

The City and County recognize that the future land use designations provided in Exhibit “B” of the JPA of December 5, 2008 includes design criteria. The City and the County shall implement the provisions of Exhibit “B” which are not expressly incorporated in the local plan through their respective land development regulations.

### **Policy FLU3-3.3**

The City and the County shall continue to notify and work together, through both formal and informal processes, to ensure that land use plan amendments, zoning requests, and other land development activities that may be proposed within each respective jurisdiction are consistent with the Osteen Local Plan.

### **OBJECTIVE FLU3-4**

Protect natural resources by directing residential density, and other incompatible land uses away from such areas.

### **Policy FLU3-4.1**

Notwithstanding the density allotments of the land use designations stated in this policy, the dwelling unit density standard for wetlands within the Mixed Use Village, Transitional Residential, Rural Estate, and Category 3, 4 and 5 of the Cluster Residential is one unit per 10 acres.

### **Policy FLU3-4.2**

To the greatest extent possible, wetlands within the Osteen Local Planning Area shall be preserved. In situations where wetland impacts are found to be unavoidable appropriate mitigation shall be provided.

**Policy FLU3-4.3**

All wetlands situated within the Osteen Local Planning Area shall be afforded a wetland buffer. The wetland buffer widths shall be a minimum of 25 feet, unless otherwise permitted and mitigated in accordance with the natural resource protection of the land development code, except in the CR designation which requires a 100 feet wetland buffer. The City's proposed water treatment plant site located within the CR category shall maintain a minimum 25 feet wetland buffer. In the event that the St. Johns River Water Management District requires a larger wetland buffer, the most restrictive wetland buffer width shall apply.

**Policy FLU3-4.4**

Land development standards and best management practices shall be employed to protect the water quality of lakes and wetlands. Such standards include setbacks, retention of native vegetation, appropriate management of stormwater, and the minimization of shoreline alterations.

**Policy FLU3-4.5**

The functions of flood plains and other flood prone areas shall be protected by directing development away from such areas. If activities do occur within floodplain or flood prone areas such impacts shall be minimized. In addition, if development does occur within floodplain/prone areas then techniques such as compensating storage and the elevation/design of improvements shall be required to ensure that floodplain functions are protected.

**Policy FLU3-4.6**

Conservation subdivision techniques shall be required for residential development projects planned within the Cluster Subdivision designation. Open space areas shall include wildlife and listed species habitat, wetlands and other environmental characteristics. In addition, natural connections shall be maintained to minimize habitat fragmentation.

**Policy FLU3-4.7**

Land development proposals shall be required to protect ecologically viable natural habitats. Management plans shall be required to ensure that habitat is protected or mitigated consistent with applicable local, State and Federal Agencies.

**OBJECTIVE FLU3-5**

Provide for transportation solutions of the SR415 corridor.

**Policy FLU3-5.1**

Beginning on August 20, 2009, no more than 5,440 dwelling units or 5.7 millions square feet of non residential development within said area shall be approved by development order of the City or County; but, in no event, shall more than 1,360 dwelling units or 1.4 million square feet of non-residential development be approved by development order of the city or county prior to

January 1, 2015. The limitations imposed by this policy shall not include dwelling units and non residential square footage existing prior to August 20, 2009.

**Policy FLU3-5.2**

The City and County shall propose an access management plan that will include an alternative network and parallel facilities plan for the Osteen Local Plan area to be approved by the Florida Department of Transportation, District 5 within twelve (12) months of the NOI issued by the Department of Community Affairs for this local plan.

**Policy FLU3-5.3**

Access to SR 415 will be limited by requiring the use of frontage/rear roads, cross access agreements, shared parking and other methods as deemed appropriate.

**Policy FLU3-5.4**

The proper functioning of the urban land use designations associated within the Osteen Plan are contingent on the construction of a network of roads and parallel facilities. Such facilities are intended to direct traffic away from SR 415. These improvements shall be constructed by developers or funded through various approaches including fair share agreements, impact fees, grants or through other sources that become available.

**DEVELOPMENT AGREEMENTS**

The following section of this Element will contain policies that are intended to manage the development on individual properties within the City. If a property is covered in this section there will be an annotation on the City Future Land Use Map referencing this section. For purposes of tracking, each property will be referenced by the adopted ordinance number.

**GOAL FLU4**

Ensure a more effective allocation of density/intensity to protect environmental resources, foster compatibility and ensure appropriate levels of service for governmental services.

**OBJECTIVE FLU4-1**

Encourage an appropriate allocation of density.

**Policy FLU4-1.1**

The property covered by ordinance number 12-2009 is designated as Conservation and Low Density Residential. The gross density on the subject parcel will be limited to 240 dwelling units. The 240 units shall be located on the area designated as LDR.